

STV2019 0001

Street Vacation Permit for a Right-of-Way vacation off Willow Dr.
October 29, 2019



Project Description

The applicant requests vacation of 444 square feet of right-of-way (ROW) per CBJ 49.15.404.

This segment of unconstructed ROW adjoins Willow Drive. The existing garage and addition encroach into the unconstructed ROW.





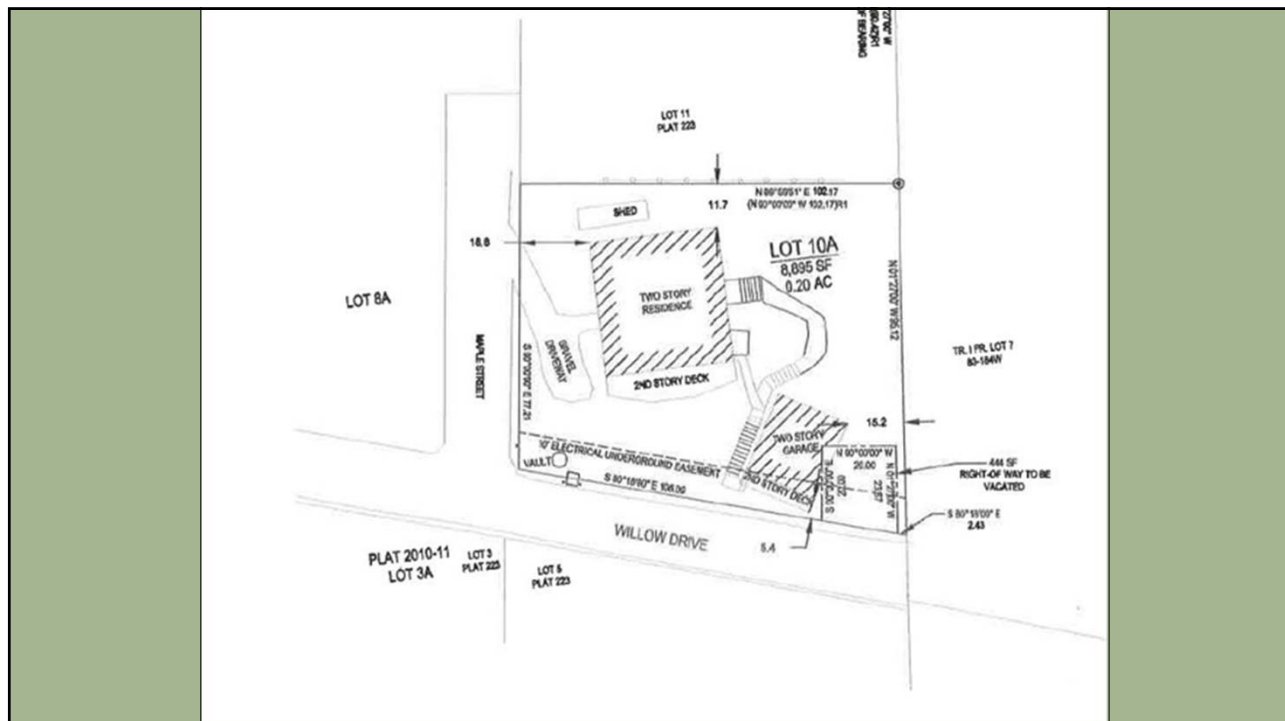
Background

The ROW encroachment was mistakenly omitted from the staff report for the Alternative Development Permit (ADP), which recommended approval of the project.

- The Planning Commission at a regular public meeting approved the ADP for a reduced street side yard setback and rear yard setback to accommodate workshop space over the existing garage.

The applicant applied for a building permit to construct the approved second story with a balcony to the existing garage.

- A temporary certificate of occupancy was issued for this addition. The ROW encroachment was confirmed by the surveyor.
- The garage encroaches onto the ROW by approximately 22 square feet. The unconstructed ROW is 444 square feet. The unconstructed ROW is completely surrounded by the applicant's property.







Agency Review

The following agencies expressed that ROW vacation would not cause detrimental effects to the neighborhood, and would not conflict with anticipated future uses.

- Engineering and Public Works
- Capital City Fire and Rescue
- Streets Division
- Alaska Electric, Light, and Power
- Lands and Resources
- Assessor's Office
- Human Resource and Risk Management

Compliance With Adopted Plans

The full use of the garage is consistent with neighborhood character. The 2013 Comprehensive Plan speaks to the need to:

“Preserve the scale and densities of the older single family neighborhoods in the downtown area, including the Casey-Shattuck “flats” and Star Hill historic districts, Chicken Ridge, Basin Road, Mt. Maria, the Highlands, and the higher density apartments and homes in the vicinity of the Federal Building.”



Recommendation

Staff recommends that the Planning Commission adopt the Director's analysis and findings, and recommend approval to the Assembly for the requested Street Vacation Permit.

The approval is subject to the following condition:

Prior to the issuance of the certificate of occupancy for the structure, the applicant submit a stamped as-built survey to the Community Development Department.

